

PROJECT BACKGROUND



What is a New Development Code ?

For the first time in 50 years, the City of Raleigh has begun the process of writing a completely new set of development regulations. The new Unified Development Ordinance will be a vast organizational improvement from the existing development regulations. A major goal of the re-write of the development regulations is to make the ordinance more user-friendly for the public and the many different professionals that rely on these regulations to conduct their business with the City of Raleigh. The City expects to create new and modified zoning districts that support the goals of Planning Raleigh: 2030 and to eliminate redundant or outmoded zoning districts. The new development code will rely more on tables and graphics and better explain the development process. The new development code will not only serve as the City's zoning ordinance and subdivision regulations, it will also blend and better cross-reference many of the guidelines and standards previously laid out in a myriad of City documents.

Why Adopt a New Development Code?

The City's decision to adopt a new development code comes in response to the recently adopted Comprehensive Plan, otherwise known as Planning Raleigh: 2030. The new development code will help implement many of the policies and goals set forth in Planning Raleigh: 2030 and help bring the City's development regulations in line with our community's vision for a better tomorrow. The City of Raleigh is consistently rated as one of the top places to live and do business in the country. In order to maintain top billing in these arenas, it is imperative that we adopt a set of development regulations that will encourage economic vitality, healthy neighborhoods, a variety of housing options, and a vibrant mix of uses that strive to provide a high quality of life for our residents and a sustainable environment for generations to come.

How Will the City Create a New Development Code?

The City of Raleigh has retained a consulting firm with nationwide expertise in crafting development regulations that are forward-thinking and innovative. Together with the City, they will hold three public listening sessions and a series of stakeholder meetings in October to begin the process of drafting a new development code. The citywide public listening sessions and stakeholder meetings will allow citizens to learn more about the process of updating the development regulations, ask questions, and provide input. Comments will be collected and compiled for the public record. All three sessions have the same program format: A brief presentation will be followed by break-out table discussions on the City's current zoning and subdivision code, suggested changes, and questions about the new code development. Each table will report out to the larger group before adjourning.

The City plans to hold additional public meetings to gather citizen input as the process moves forward.

When will the City have a New Development Code?

The overall project will take approximately 18 months, with a start date of October 2009 and final adoption anticipated in May 2011.